149.0	0003	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	731,700 / 731,700
					USE VALUE:	731,700 / 731,700
					ASSESSED:	731,700 / 731,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
69		SCHOOL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BOTOS DEBORAH L & CHRISTOPHER/
Owner 2:	TRS/CHRISTOPHER R BOTOS 2013
Owner 3:	REVOCABLE TRUST
Street 1:	69 SCHOOL ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BOTOS CHRISTOPHER -
Owner 2:	-
Street 1:	69 SCHOOL ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,583 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Wood Shingle Exterior and 2247 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5583.000	315,800	4,700	411,200	731,700
Total Card	0.128	315,800	4,700	411,200	731,700
Total Parcel	0.128	315,800	4,700	411,200	731,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 325.63 | /Parcel: 325.6

Legal Description

User Acct 97941

GIS Ref

GIS Ref

Insp Date 05/18/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 149.0-0003-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	315,900	4700	5,583.	411,200	731,800	731,800	Year End Roll	12/18/2019
2019	101	FV	247,500	4700	5,583.	411,200	663,400	663,400	Year End Roll	1/3/2019
2018	101	FV	271,800	4700	5,583.	364,200	640,700	640,700	Year End Roll	12/20/2017
2017	101	FV	271,800	4700	5,583.	305,500	582,000	582,000	Year End Roll	1/3/2017
2016	101	FV	271,800	4700	5,583.	305,500	582,000	582,000	Year End	1/4/2016
2015	101	FV	241,400	4700	5,583.	264,400	510,500	510,500	Year End Roll	12/11/2014
2014	101	FV	241,400	4700	5,583.	255,600	501,700	501,700	Year End Roll	12/16/2013
2013	101	FV	240,500	4700	5,583.	243,200	488,400	488,400		12/13/2012

!11628!

PRINT

Date	Time
12/11/20	01:46:21

LAST REV

Date	Time
06/11/18	13:37:04

apro

11628

USER DEFINED

Prior Id # 1:	97941
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BOTOS CHRISTOPH	1495-33		8/15/2016	Convenience	99	No	No		
BOTOS CHRISTOPH	1495-32		8/15/2016	Convenience	99	No	No		
	991-48		11/1/1984		124,900	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/1/2016	113	Manual	16,885		2/1/2016			Replace existing s
2/21/2013	234	Redo Bat	11,000	C				
11/9/2009	1129	Re-Roof	30,000					
5/23/2000	390	Addition	98,000	C				EXTEND HOUSE 6 FT-

ACTIVITY INFORMATION

Date	Result	By	Name
5/18/2018	Inspected	PH	Patrick H
4/18/2018	MEAS&NOTICE	CC	Chris C
11/22/2016	Measured	DGM	D Mann
11/22/2016	Left Notice	DGM	D Mann
11/22/2016	Permit Visit	DGM	D Mann
5/23/2013	Info Fm Prmt	EMK	Ellen K
4/2/2009	Inspected	163	PATRIOT
1/20/2009	Measured	336	PATRIOT
8/22/2000	Permit Visit	PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5583		Sq. Ft.	Site		0	70.	1.05	8									411,242						411,200	

Total AC/HA: 0.12817 | Total SF/SM: 5583 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 411,242 | Spl Credit | Total: 411,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.22439814
Const Adj.:	0.98000199
Adj $ / SQ:	149.989
Other Features:	90000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	429097
Depreciation:	113281
Depreciated Total:	315815

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	2000
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

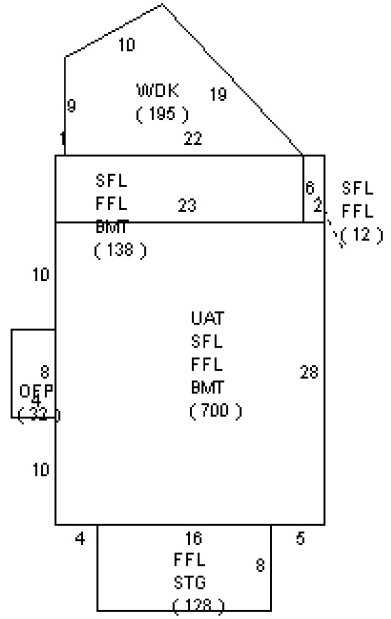
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	149.99
Special Features:	0	Val/Su Net:	98.81
Final Total:	315800	Val/Su SzAd	172.76

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	978	149.990	146,689
SFL	Second Floor	850	149.990	127,491
BMT	Basement	838	59.620	49,962
WDK	Deck	195	10.910	2,127
UAT	Upper Attic	175	60.000	10,499
STG	Storage	128	7.410	949
OFP	Open Porch	32	43.120	1,380
	Net Sketched Area:	3,196	Total:	339,097
Size Ad	1828	Gross Are	3721	FinArea 2247

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 149.0-0003-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1928	21.94	T	40	101			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700